


महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
कलम ३७(१अ) अन्वये विकास नियंत्रण नियमावलीतील
नियम ३३(४) मध्ये करावयाच्या फेरबदलाबाबतची नोटीस.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन निर्णय क्रमांक: टिपीबी-४३०७/८१३/प्र.क्र.२५७/२००६/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : ४ डिसेंबर, २००८.

शासन निर्णय:- सोबतची नोटीस राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

प्रधान सचिव, गृह विभाग (पर्यटन), मंत्रालय, मुंबई.

प्रधान सचिव, सामान्य प्रशासन विभाग (राजशिष्टाचार), मंत्रालय, मुंबई.

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई-५२.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यात याव्यात.)

कक्ष अधिकारी (संगणक कक्षा) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत

आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

**Maharashtra Regional and
Town Planning Act.**

- Notice under section 37 (1AA) of the said Act.
- Proposed modification to Regulation 33(4) of DCR for Gr. Mumbai.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 4th December, 2008.

NOTICE

No. TPB 4307/815/CR-257/2008/UD-11:

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/UD-11(RDP) dated 20th February, 1991 to come into force with effect from 25th March, 1991.

And whereas, the Regulation 33(4) of the said Regulations provides additional FSI for buildings of Starred Category Residential Hotels in the 'F' & 'G' Wards of Island City and the Wards of Suburbs and Extended Suburbs.

And whereas, Govt. has received representations from the organization/ associations that due to increase in the offices, commercial spaces for IT and Financial sector companies there is acute shortage of hotel rooms in the Mumbai City. The future demand is likely to grow on account of increased demand generated due to Mumbai being promoted as an International Financial Centre. In order to increase the hotel rooms in Mumbai, there is necessity of increasing FSI for the Starred Category Hotels.

And whereas, the said modification is of public interest, Govt. finds it necessary to modify the Regulation 33(4) of the said regulation by permitting additional FSI to Starred Category Hotels (hereinafter referred to as "the said modification").

Now, therefore, in exercise of the powers conferred under sub-section (1AA) of section 37, Govt. is pleased to issue the notice for inviting suggestions/objections from public.

The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Greater Mumbai having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001 who is being appointed as an 'officer' under section 162 of the said Act. The said officer shall submit his report to Government after scrutinising the suggestions and objections over the proposed modification, say of Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and after granting hearing to the concerned persons including the said Corporation.

PROPOSED MODIFICATION

Regulation 33(4) of the said Regulation is to be deleted and following new provision shall be inserted.

Regulation 33(4):

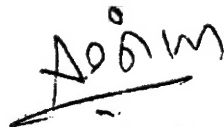
33(4) - Buildings of Starred Category Residential Hotels - With the previous approval of the Government and subject to payment of premium fixed by the Government and paid (out of which 50% shall be payable to the Corporation) and subject to such other terms and conditions it may specify, the floor space index in the Table No.14 may be permitted to be exceeded in the case of buildings of all starred category residential hotels in independent plots and under one establishment as approved by the Department of Tourism, upto total FSI specified below and subject to following conditions:

Starred Category	Island City		Suburbs & Extended Suburbs.	
	Total FSI	Premium recovered at the rate of ready reckoner for additional FSI.	Total FSI	Premium recovered at the rate of ready reckoner for additional FSI.
1 to 3 Starred Category Hotels	3.00	First 100% - 25% Remaining - 50%	3.00 (+ 0.50 TDR)	First 100% - 25% Remaining 100% - 50%
4 Starred Category Hotels	4.00	First 100% - 25% Remaining 50%	3.00 (+ 0.50 TDR)	First 100% - 25% Remaining 100% - 50%
5 Starred Category Hotels.	5.00	First 100% - 25% Second 100% - 50% Remaining 100%	3.00 (+ 0.50 TDR)	First 100% - 25% Remaining 100% - 50%

Conditions:-

- (1) The additional FSI for residential starred categories hotels shall be permitted after considering the study of infrastructural facilities by the Corporation and due approval of Committee consisting under the Chairmanship of Municipal Commissioner, representative of Mumbai Metropolitan Region Development Authority, the representative of Police Commissioner (Traffic) and the representative of Tourism Department.
- (2) No condonation in parking and other requirements as in these Regulations shall be allowed in case of grant of such additional floor space index.
- (3) 5% of total rooms shall be reserved for total 30 days in a year for Govt. at free of cost & it may be monitored by the Maharashtra Tourism Development Corporation and Protocol Department.

By order and in the name of Governor of Maharashtra,



(Abhiraj Girkar)

Under Secretary to Government.